

■■■■■■■■■■: This exceptional plot of urban land is situated in the sought-after area of San Roque, Cadiz, just 300 metres from the sea and within easy reach of Sotogrande. Offering a rare opportunity for developers or investors, this new built-classified property boasts direct access to the beach and enjoys a privileged position in a gated community. With captivating sea, country, and mountain views, the setting is ideal for those seeking to create exclusive homes in a desirable coastal environment.

The plot spans an impressive 6,413m², with the possibility to segregate up to 12 individual plots for villa construction. The maximum buildability is 30%, allowing for the development of spacious, high-quality residences tailored to discerning buyers. The location benefits from partial sea views and is just moments from the beach, making it a prime choice for those looking to invest in the growing demand for coastal living near Sotogrande. The area is well-known for its tranquillity, security, and proximity to local amenities and leisure facilities.

This is a unique investment opportunity, offering an estimated overall return of around 75%. The combination of its prime location, generous size, and development potential makes it perfect for those aiming to create a collection of luxury villas. The plot's inclusion in the Invespana area further enhances its appeal, ensuring strong future value and demand. Whether for immediate development or as a strategic long-term investment, this property stands out as a premier choice in the Sotogrande real estate market.

- Location: San Roque, Cadiz, near Sotogrande
- Plot size: 6,413m² (segregatable into up to 12 plots)
- Buildability: 30%
- Classification: New Built
- Views: Sea, country, and mountain views; partial sea views
- Distance to sea: 300 metres, direct beach access
- Gated community
- Beach side, close to sea/beach

■■■■■■■■■■:

■■■■■■ ■■■■■■■■■■, ■■■■ ■■ ■■■■■, ■■■■ ■■ ■■■■■, ■■■■ ■■■■■■■■, ■■■■■■■■■ ■■■■■■■■